

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: October 31, 2014
Re: Staff Report for Lamplighter Senior Village II – Preliminary Development Plan

Item #5 – Lamplighter Senior Village II – Preliminary Development Plan (PID #201409290055)

Application: Preliminary Development Plan
Location: 1272 White Rd
Applicant: Todd Valentine, LW Associates Inc.
Current Zoning: PUD-R (Planned Unit Development - Residential)
Proposed Zoning: PUD-R (Planned Unit Development - Residential)
Current Use: Vacant
Proposed Use: Multi-Family Residential, Senior Housing

Relevant Code Section(s):

1135.14 Zoning Districts and Regulations – Planned Unit Development
District, Preliminary Plan Content

Project Summary:

The applicant is requesting approval of a preliminary development plan for the Lamplighter Senior Village II to be located on the south side of Lamplighter Drive east of the existing Lamplighter Senior Village. The development will contain 60 two-bedroom apartments in a combination of single-story and two-story structures. The development also includes community features including a shelter house, community building, community garden, and dog park. The development will provide housing for residents 55 years of age and older.

Site Plan

The 7.8 acre site will be accessed from a single 25' wide curb-cut on a proposed extension of Lamplighter Drive. A connection is also proposed to the existing Lamplighter Senior Village to the west. Plans show the extension of Lamplighter Drive ending in a cul-de-sac at the east edge of the property, as well as the dedication of 10' of right-of-way along the south property boundary to comply with

Franklin County's Thoroughfare plan. Private roads are proposed throughout the site varying in width from 20' around the single-story structures to 26' around the two-story structures.

A total of 2.72 acres of open space is proposed throughout the site, exceeding the required 2.68 acres based on the number of dwelling units proposed. A detention pond is proposed at the southern end of the development, with a 4' wide sidewalk around the perimeter. Materials indicate that the proposed pond will comply with all standards contained in the city's Pond Design Standards including aerator.

Building

60 units are proposed in seven buildings across the site. Two buildings are proposed to be two-story and five buildings will be one-story. Buildings will be finished in earth tones and stone accent. All units will be 900 square feet with two-bedrooms and two bathrooms. A community building and shelter house are also proposed with this development to be located in the center of the site. Building elevations for all residential and community buildings will be submitted and reviewed as part of the final development plan.

Parking

155 parking spaces are proposed on the site, 127 of which will be open. Carports and open parking are proposed around the two-story structures. The proposed single-story structures will have attached garages with additional parking available in the driveway.

Landscaping

Landscape plans were submitted for all proposed structures. Landscaping is proposed around the perimeter of the site, with 6' evergreens to be located to prevent headlights from shining onto adjacent properties from proposed private roads.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: The proposed residential development will not be detrimental to present and potential uses. The site is bordered on all sides by residentially zoned properties both in the city and township. The applicant is proposing measures to ensure that the development will not adversely affect adjacent properties, such as installing additional landscaping where the development is adjacent to existing residential structures and where headlights from proposed private roads could shine onto adjacent properties.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: The proposed two-story structures contain more than the eight units in the structure, exceeding the Code required units per building for multi-family (A-1) developments. Staff is supportive of the deviation considering the additional amenities provided on the site

and given that the proposed structures will match those on the existing Lamplighter Senior Village to the west.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The proposed development has been designed to match the character of existing development in the area, particularly the existing Lamplighter Senior Village to the west. The site is bordered by residential township property to the east and land zoned PUD-R to the north.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: The proposed PUD is appropriate for the area given the design of the site to match the character of adjacent developments and to reduce impacts on adjacent properties.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: Proposed private roads on the site will adequately carry traffic around the development and the proposed extension of Lamplighter Drive will provide access to the development. Additionally, a connection to the residential development to the west will provide further access and appropriate connectivity.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: Preliminary plans show proposed water, sanitary and stormwater lines. Utility locations and connections will be examined in greater detail during the review of the final development plan.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: The proposed development will be developed in a single phase and will contain all necessary parking spaces, landscaping and utilities.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The proposed project, including building, parking spaces, landscaping, and utilities can be completely developed within seven years.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.